

**Lake of the Pines Association  
Inc.  
7257 Ashard Road Lake, MI 48632  
Phone: (989) 588-9304 Fax: (989) 588-4145**

**Lake of the Pines Board Meeting Notes  
December 9, 2023**

**OPENING**

Rick McCombe called the meeting to order at 10:00 am. There were 28 Association Members present. Rick started the meeting, joined by all present, by saying the Pledge of Allegiance to the Flag.

<u>2021-2024</u>	<u>2022-2025</u>	<u>2023-2026</u>
Cindy LaFave	Geri Shaw	Cheryl Dziurkowski
Rick McCombe	Teri Morrow-Sutton	Jon Thomas
Open	David Lynch	Clayton Basler
Rod Saunders	Open	Eric Williams

**ROLL CALL**

Roll Call was taken. Cindy LaFave was absent and excused. All other board members present.

**WELCOME**

Thank you all for attending our BOD meeting. There were no new members present at today's BOD meeting.

**APPROVAL OF MINUTES**

**Motion** was made by **Teri Morrow-Sutton**, and second by **Rod Saunders**, to accept the Minutes of Board of Directors Meeting November 11<sup>th</sup>, 2023. Vote taken. **Motion was unanimously passed.**

**BOD APPOINTMENT**

**Motion** was made by **Teri Morrow-Sutton**, and seconded by **David Lynch** to appoint Eric Williams to fulfil an open Future Planning BOD position until June 2026. Vote taken. **Motion was unanimously passed.**

## **ANNOUNCEMENTS**

- Women's Club will be hosting their annual Kid's Christmas Party in the Rec. Hall on December 9th, 2023 from 1:00 pm until 3:00 pm
- Circle of Friends will be hosting an Adult Only New Year's Eve Gala event on December 31, 2023 at 7:30 pm in the Rec. Hall.
- Euchre on Tuesday nights in the Rec. Hall at 6:30 pm The cost is \$2.00 to play and .10 cents for every Euchre
- Men's Club Monthly Meeting scheduled on Wednesday December 13, 2023 at 5:00 pm in the Rec. Hall
- Men's Club is raffling an Ice Shanty. You will find the ice shanty in the LOP Office and will be able to purchase tickets at that time – The raffle drawing will take place at the Winter Ice Carnival. The winner will be contacted and can pick the ice shanty up from the LOP Office
- Don and Jan Mann will be hosting a Game Night on Friday December 15, 2023 at 6:00 pm in the Rec. Hall.

## **OFFICER'S REPORTS**

### **PRESIDENT'S REPORT – Rick McCombe**

- We're still trying to meet with the Michigan EGLE representative to find out if we can go with a culvert instead of having to build a whole new bridge. Our bridge is in need of repair based on an inspection report. We're working with the Clare County Road Commission who has agreed to help us get in contact with EGLE. We're awaiting a meeting that is supposed to be set up soon to discuss our options.

### **VICE PRESIDENT'S REPORT – Rod Saunders**

- Thank you to Cheryl Dziurkowski for developing an Open Issues Task List which defines all open issues tasks and a Champion to address each open task. One of the tasks I stepped up to Champion is the electrical issue in our campground and I have a scheduled appointment with an electrician to come out and take a look at our situation. Once the scope of work is determined we can then go out for competitive quotes.

### **SECRETARY'S REPORT – Cheryl Dziurkowski**

- Merry Christmas to all. Enjoy your time with your family. It's snowbird time. See you in the Spring

**TREASURER'S REPORT – Cindy LaFave (Absent)**

- **Motion** was made by **Teri Morrow-Sutton**, and seconded by **Rod Saunders** to approve payment of bills from November totaling \$12,626.07. Vote taken. **Motion was unanimously passed.**

**COMMITTEE'S REPORTS**

**EXECUTIVE'S REPORT – Rick McCombe**

- No report

**ARCHITECTURAL'S REPORT – Clay Basler**

- No architectural report but one of the tasks I stepped up to Champion is updating the Covenants as well as the Bylaws. This is a big task that will require a committee. I've set up the 1<sup>st</sup> Committee Meeting on December 13, 2023 at 2:00 pm in the Rec. Hall and I'm looking for fellow BOD members as well as association members to join this committee to see if we can iron out some of the deficiencies found in our Covenants, especially the ones with regards to our blight situations.

**ECOLOGY'S REPORT – Jon Thomas**

- Happy holidays and happy hunting. We still have a little bit of time for hunting.

**MAINTENANCE'S REPORT – David Lynch**

- No report

**NOMINATING/BALLOTING REPORT – Geri Shaw**

- No report

**PERSONNEL'S REPORT – Teri Morrow-Sutton**

- **Motion** was made by **Teri Morrow Sutton**, and seconded by **David Lynch** to increase Cindi McKensie's salary based on her yearly evaluation. Vote taken. **Motion was unanimously passed.**
- **Motion** was made by **David Lynch**, and seconded by **Rod Saunders** to add Tonya's sister to the maintenance staff to fill in for Tonya during her absence with a not to exceed 10 hours per week limit. Vote taken. **Motion was unanimously passed.**
- Merry Christmas to our LOP staff

## PUBLIC RELATIONS'S REPORT

- No report

## SPECIAL PROJECT'S REPORT – Teri Morrow-Sutton

- A couple of tasks that I've taken on are looking into using emails for sending out invoices in an effort to increase revenues. Also, looking at offering a discount for people that get their dues in before sending out invoices. Please use [LOPdues@gmail.com](mailto:LOPdues@gmail.com) in the next couple of weeks if you have an opinion on either one of the tasks identified above.

## FUTURE PLANNING'S REPORT – Eric Williams

- No report

## UNFINISHED BUSINESS

- Our Bridge leading into the campground is in need of repair/rebuild. After we determine what needs to be done, we will need to figure out how to pay for it. We're anticipating a big expense for this repair/rebuild and expect to have to institute a special assessment.

## NEW BUSINESS

- December is the time when we start looking at next year's operating budget. The new operating budget doesn't go into effect until June 2024 so we have plenty of time. We anticipate getting started in a couple of weeks.

## SUB-COMMITTEE'S REPORTS

### WOMEN'S CLUB REPORT – Geri Shaw

- Women's Club Annual Christmas Party is scheduled for Sunday December 17, 2023 starting at 5:30 pm in the Rec. Hall
- The Women's Club will be hosting their annual Winter Ice Carnival in the Rec. Hall. Watch for more info on specific date and time

### MEN'S CLUB REPORT – Al Bywater (Absent)

- Men's Club Monthly Meeting scheduled on Wednesday December 13, 2023 at 5:00 pm in the Rec. Hall Join in for a meal and either socializing or playing cards.
- Men's Club is raffling an Ice Shanty. You will find the ice shanty in the LOP Office and will be able to purchase tickets at that time – The raffle drawing will take place at the Winter Ice Carnival. The winner will be contacted and can pick the ice shanty up from the LOP Office
- **Motion** was made by **Geri Shaw**, and seconded by **David Lynch** to cancel the February 2024 BOD Meeting due to the annual Winter Ice Carnival. Vote taken. **Motion was unanimously passed.**

**LOP CIRCLE OF FRIENDS** – Dave Lynch

- Circle of Friends will be hosting an Adult Only New Year's Eve Gala event on December 31, 2023 at 7:30 pm in the Rec. Hall.

**VOLUNTEER SECURITY PATROL REPORT** – Leo Stevens (Absent)

- No report

**ASSOCIATION TIME**

Rick McCombe reminded everyone that Association Time is for members only and that you must state your name, subdivision and lot number. Please limit your time to three minutes.

**Brian Bouwens- Lot 138 - Tamarack**

**Question #1** – Any updates on the beaver situation?

**Answer – Per Jon Thomas** – Our beaver trapper (Chuck Harris) began trapping beaver, muskrat and otter on November 1<sup>st</sup>, 2023. To date he has removed (8) beavers, (2) otters and (1) Mink from LOP property. One of the beavers weighed 51 pounds. **Question #2** – Is the bridge going into the campground safe?

**Answer – Per Rick McCombe** – Yes, we had it inspected and they stated that we need to post a sign with a 4-ton limitation.

**Question #3** – How will we determine how much weight is going across the bridge?

**Answer – Per Rick McCombe** – We have a sign posted now that states a 4-ton limit so it is up to the camper to travel at their own risk. We can't weigh and monitor each camper and/or vehicle that travels over the bridge.

**Question #4** – Do we have that weight limit documented? **Answer**

– **Per Rick McCombe** – Yes

**Joel Wirtz – Lot 390 - Birchwood**

**Question** – Why did you raise the campground fees to \$40 per night. Do you think that will deter people from coming up here to camp? There are no water hook-ups and the electrical system is in bad shape? Most state-run campgrounds charge between \$37 and \$45 per night to camp

**Answer – Per Teri Morrow-Sutton/Rod Saunders** – We did some investigation as to what other campgrounds are charging and felt that the amenities that we have to offer especially having a private lake with boat launch and fishing warrants an increase. We need money to fix the electrical system and raising the fees is one way to help cover some of the costs associated with the upgrades needed for the campground.

**Question** – Why can't you raise the association dues or Pontoon Island fees?

**Answer – Per Rod Saunders** – We did raise the Pontoon Island fees a couple of times and it is very difficult to raise association dues. We need 2/3rds of all of the associations members to vote "Yes" to raise the dues and its near impossible to do

**Question** – Why not have seasonal lot rentals on the empty areas to generate revenue? **Answer** – **Per Ter Morrow-Sutton** – That area is currently used for disc golf. That is a good idea you offer up for us to investigate. We appreciate your ideas for generating revenue for our association.

**John Patch** - Lot 416 & 417 – Birchwood

**Question** – Now that Clare County has taken over the dam will they help us pay for the bridge?

**Answer** – **per Ter Morrow-Sutton** – That is in the works but we first need to determine the scope of work, then get competitive quotes, then approach Clare County to help us cover the cost

**Dave Wilamowski** - Lot 156-157 – Tamarack Trails

**Question** – Who is in charge of maintaining Lake of the Pines Drive?

**Answer** – **per David Lynch** – It is a private road within LOP therefore it is our responsibility to maintain. That is a task that David Lynch has taken on. It is an eye sore and definitely needs repair

**Question** – Why is it a private road and not a county road? **Answer**

– **per David Lynch** – It's not a legal road

**Thomas Noble** - Lot 97 - Pinehurst Estates

**Comment** – Some of the outlet covers are missing down by the road and the guard shack and moisture is getting in and could potentially cause problems

**Answer** – **Per Dave Lynch** – Thank you for the info we are on that job

**Connie Crawford** - Lot 200-202 - Woodland Heights **Question**

– Is (4) tons equivalent to 8,000 pounds?

**Answer** – **Per Rick McCombe** – Yes, but that isn't much considering the size of some of the newer campers.

**Comment** – Mud Lake charges \$30 per night to camp and all the have are outhouses

**Comment/Question** – Some of our campers have bouncing houses of our electrical system. Should those campers be charged more or should we eliminate those types of things hooked up to our electricity?

**Answer** – **Per Dave Lynch** – Last year one of those campers with bouncing house caused an electrical fire because of the current draw on our electrical system. We definitely have to look into it.

**Comment/Question** – We had a discussion regarding getting volunteer camp hosts for a few days or week at a time. What happened?

**Answer** – **Per Rick McCombe** – No one came forward to volunteer except Clay Basler that spent the holiday weekend in the campground. We have (4) prospect camp hosts for next year so we will reach out to them in the spring.

**Norma Kagle** – Lot 073 – Pinehurst Estates

**Comment** – Thank you to Dave Lynch and the Maintenance crew for getting the electricity up and running at the front guard shack. Norma Kagle, Cindy Gardener, and Sheila Coston McElhaney were able to decorate now that the electricity is up and running **Answer – Per David Lynch** – Thank you ladies. It looks good.

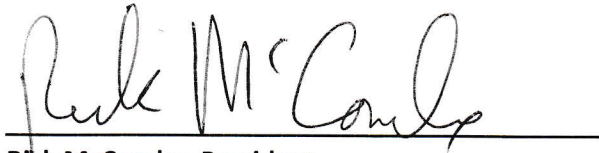
**Closing**

**Motion** was made by **Cheryl Dziurkowski**, second by **Geri Shaw** to adjourn the meeting @ 10:35 AM. Vote taken. **Motion was unanimously passed.**

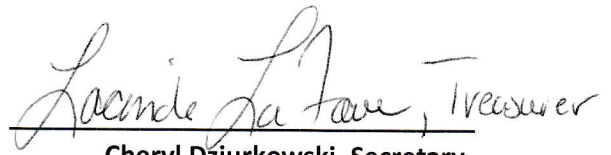
**These meeting minutes were approved at the February 3, 2024 Lake of the Pines Board Meeting**

**Respectively recorded and transcribed by:**

**Cheryl Dziurkowski, Secretary LOP Board of Director**



**Rick McCombe, President  
Lake of the Pines Board of Directors**



**Cheryl Dziurkowski, Secretary  
Lake of the Pines Board of Directors**